

# CITY OF TAUNTON

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## Historic District Commission

TAUNTON, MA

CITY CLERK

William A. Manganiello, Chair  
Barbara Mullen, Vice Chair  
Robert D. Dickerman  
Charles Thayer  
Michele Monteiro  
Joseph Norte  
Steve Rogers



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Colleen Ellis, Secretary

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### MINUTES – APRIL 29, 2021

A regular meeting of the Historic District Commission was held on Thursday, April 29, 2021. Present were William A. Manganiello, Dr. Charles Thayer, Joseph Norte, Steve Rogers and Robert Dickerman.

Meeting called to order at 7:04 p.m.

**Minutes** – Motion made by Commissioner Thayer, seconded by Commissioner Rogers and unanimously passed to approve the minutes from the December 3, 2020 meeting.

### **New Business**

**40 Dean Street** Proposal is to preserve the existing structure at 44 Dean Street. The site is approximately 2 acres containing 4 dilapidated buildings along with the building that is going to be preserved. They are proposing to access the site using the existing curb cut but expanding it slightly. The preserved structure will be converted into a real estate office for the applicant along with an apartment on the top floor. There will be parking located in the back and will be converted to have ADA access to it. There is also a modest lighted wooden sign proposed for the front of the building on Dean Street for the applicants real estate business. To the east of the building they are preserving they are proposing a new retail building which will be one story with 8 parking spaces in the rear. The structure in the back will be 22 condominium units, three stories, 3 bedroom, 2.5 baths with a 1 car garage and 1 space in the driveway. They will be sold, not rented. There will be a deck off the rear of the condo units. There is City water and sewer.

There will be hardy siding, PVC trim and vinyl clad windows to conform to the Historic District. With the historic building in the front Mr. Amaral would like to have blue on the sides and back and gray in the front. Additional features will be the chimney, which will not be a working chimney but will mimic the chimney that was there. It will be a wood box with cultured stone attached to the wood. There will be vinyl clad windows and Mr. Amaral agreed for the front building to have 6 over 6 windows and for the condominiums, 6 over 1.

To recap, there will be hardy plank siding, azak white trim, the windows in the units will be as presented, 6 over 1, and the decks in the back were left as pressure treated. The Commission requested that Mr. Amaral use PVC for the railings for the ramp to the historic building.

Commissioner Manganiello with the Historic Building noted the proposal is to have the front of the building be lite mist (gray) and the remaining sides be deep ocean (blue). No Commissioners had any objection to that.

Regarding the chimney, no Commissioners had any objection to the proposal made by Mr. Amaral.

Regarding the proposed retail building there will be a type of French door with columns recessed into the face. He is thinking the building would be used for maybe a cell phone store, an office, something simple. He does not want a retail store or anything with constant in and out traffic.

Also with the retail building it looks like there is a sign above the door. Commissioner Manganiello informed Mr. Amaral that the sign will have to be handled as a separate matter because they do not know what the lettering will be, what its presentation will be so the Commission will have to look at the sign, and the same would be for any signage that would be free standing along the street. Commissioner Rogers does not like the sign above the door of the retail building and suggested that they could put a sign in front. They would prefer a small wooden sign for the business in front but not on the building. Mr. Amaral will come back before the Commission on the sign issues.

With the restoration of a historic building, the Commission would like to see a small plaque on the building with the year (1792 – with the name of the house). After discussion, there were no further questions regarding the structures in front.

With the condos, it was clarified that what is being proposed is the rendition provided. On the bump out, the color will be lighter and the rest of the unit will be darker. The windows will be 6 over 1, all azak materials and all Anderson windows. The decks will be pressure treated and dressed with PVC trim. The Commission does not object to the use of pressure treated wood dressed with PVC rails but were concerned with longevity.

The Commission requested to see what the lighting will look like on the face of the buildings as well as on the driveway and the parking area because they will need lighting for security as well as safety.

Mr. Amaral agreed to come back for the lighting and the signage issues.

It was also noted that there are 4 structures to be demolished. One is pretty much collapsed already and cannot be saved. There are 3 along the train track and there is a big garage in the back. He filed for all of the permits with documentation except for the Historical part.

Commissioner Norte made a motion to approve the development of the condominiums, the restoration of the existing home and approve the construction of the retail building as presented, with the window scheme as presented in each, the hardy board asak trim as presented, and anything else that has been presented this evening. Also to approve the demolition of the three sheds and the barn/garage. Commissioner Dickerman seconded the motion. Unanimously passed.

**120 Ingell Street** – Mr. Michael Mattos the Executive Director of AHSC said that in late 2017 or early 2018, they closed and did a refinance of Robertson on the River. There is an outbuilding there but when the former Weir Corporation did the renovation the focus was on the main structures where they had the residential housing. They never invested any funds to do anything with this building. In September or October they received a call from the Property Manager that the roof had collapsed on this out building so they are looking to demolish it. There are no plans to rebuild anything there it will probably just be a grass area with a secure fence because it is on the river. This development is a family site so this outbuilding is now a dangerous issue. The building is in a flood area and would be difficult to rehab.

Commissioner Manganiello said typically mitigation is required but with the restoration of the Robertson site, that could be the mitigation. The outbuilding is of little use and very little historical value. They will have it professionally taken down in order to deal with any hazardous materials.

Commissioner Thayer made a motion to authorize the demolition of the outbuilding.

Commissioner Rogers seconded the motion. Unanimously passed.

### **General Administrative Matters**

Issues have been reported with the building located on the Longmeadow Nursing Home property. It is deteriorating and there is a hole in the side. The owners were asked to send a representative but no one is here. This is an historic structure in the district and the parent company has not provided funding for its upkeep. The City needs to look at starting enforcement and Commissioner Manganiello suggests proceeding with enforcement. Mr. Pirozzi of the Building Department has sent notice to the parent company and went out to see the property and said it is in rough shape. This building was used as offices but has not been used in about 25 years. Mr. Pirozzi did speak with the Director of the Nursing Home and she will speak to the parent company informing them that this building needs to be maintained and that they are in violation. The notice provides 10 days to correct the issues and after that they can be fined \$300 per day. They are waiting for a timely response from the parent company, but the next step are fines.

It was noted that if they file for demolition, they would have to file with Mass. Historical and they do not favor demolition of historic sites. This Commission would deny demolition as well. Mr. Pirozzi did say that the Director informed him that Mass. Historic was fine with demolition but it was the City that was against it.

The minimum work to eliminate potential fines would be to make the structure weather tight. There is a hole in the roof, a gaping hole in the side so there is significant structural work required. Once they do go to repair the building they must come to the Taunton Historic District Commission.

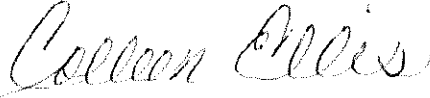
Mr. Pirozzi said he would like to get a response from them first before levying fines.

Commissioner Manganiello will continue to communicate with the Building Department, see what their response is and then take the next steps. Mr. Pirozzi expects to have a response in the next couple of weeks.

Commissioner Thayer made a motion to support the Building Department and continue working with them to resolve this situation. Commissioner Rogers seconded the motion. Unanimously passed.

A motion to adjourn was made by Commissioner Dickerman and seconded by Commissioner Norte and unanimously passed.

The meeting adjourned at 8:42 p.m.

A handwritten signature in cursive script, reading "Colleen Ellis".

Colleen Ellis  
Secretary to the Commission